

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS

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**MINUTES OF THE MEETING OF
May 5, 2006**

The meeting is called to order at 9:00 a.m. by Warren Hoag, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of May 5, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

PUBLIC COMMENT PERIOD

None

CONSENT AGENDA:

None

NON-HEARING ITEMS:

1. This being the time set for hearing to consider a request by **JENNIFER AND VICTOR ABASCAL** for a Minor Use Permit to allow the conversion of an existing 2,400 square foot metal building into a winery and construct a 776 square foot tasting room and a 225 square foot restroom. The project will result in the disturbance of approximately 13,500 square feet of a 16.86 acre parcel. The proposed project is within the Agriculture land use category and is located 5050 Mustard Creek Road approximately 400 feet north of Nacimiento Lake Road approximately 4 miles west of the City of Paso Robles. The site is in the Salinas River planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 9, 2006 for this project. Mitigation measures are proposed to address biological, geological and public services and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File No: DRC2004-00267

Assessor Parcel Number: 026-091-010

Supervisory District: 1

Date Accepted: November 16, 2005

Karen Nall, Project Manager

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 31 in Exhibit B. (Document No. 2006-261)

2. This being the time set for hearing to consider a request by **DOMINGOS AND CATHY GARCIA** for a Minor Use Permit / Coastal Development Permit to allow a demolition of an existing 1,200 square foot single family residence and detached garage to be replaced with a new 1,200 square foot single family residence including a waiver of the size limit of a secondary dwelling from 800 square feet to 1,200 square feet. The project will result in the disturbance of approximately 2,500 square feet of an 81,457 square foot (1.87 acre) parcel. The proposed project is within the Residential Suburban land use category and is located at 2682 Adobe Road, approximately 3 miles east of the City of Morro Bay. The site is in the Estero planning area. This project is exempt under CEQA.

County File No: DRC2005-00110

Supervisory District: 2

Murry Wilson, Project Manager

Assessor Parcel Number: 073-181-027

Date Accepted: March 8, 2006

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is granted based on Findings A through H in Exhibit A and subject to Conditions 1 through 13 in Exhibit B. (Document No. 2006-262)

3. This being the time set for hearing to consider a request by **DAVID AND COLLEEN LANIER** for a Minor Use Permit / Coastal Development Permit to allow a demolition of an existing 1,110 square foot (one-story) single family residence to be replaced with a new 1,462 (two-story) square foot single family residence. The project will result in the disturbance of approximately 2,000 square feet of a 2,438 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 3221 Studio Drive in the community of Cayucos approximately 1,000 feet south of Old Creek Road. The site is in the Estero planning area. This project is exempt under CEQA.

County File No: DRC2005-00143

Supervisory District: 2

Murry Wilson, Project Manager

Assessor Parcel Number: 064-415-016

Date Accepted: March 8, 2006

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is granted based on Findings A through J in Exhibit A and subject to Conditions 1 through 21 in Exhibit B. (Document No. 2006-263)

4. This being the time set for hearing to consider a request by **BRUCE BEERY/ASSEMI BROTHERS, LLC** for a Minor Use Permit/Coastal Development permit to allow the construction of a new 5,470 square foot, two-story single family dwelling including a three-car attached garage/storage, and an approximately 2,300 square foot barn/horse stall area, with a 600 square foot guest house above, on Lot 12 of Tract 1804. The project will result in the disturbance of approximately 17,000 square feet of a 26.42-acre parcel. The proposed project is within the Rural Lands land use category and is located at northeast corner of the intersection of Kathryn Drive and Cambria Pines Road, in the community of Cambria. The site is in the North Coast planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The proposed project is consistent with the previously certified Environmental Impact Report for the Cambria Pines Estates Tract Map 1804 and Development Plan/Coastal Development Permit D910279D. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File No: DRC2005-00098

Supervisory District: 2

Marsha Lee, Project Manager

Assessor Parcel Number: 013-085-012

Date Accepted: March 28, 2006

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit is granted based on Findings A through O in Exhibit A and subject to Conditions 1 through 44 in Exhibit B. (Document No. 2006-264)

5. This being the time set for hearing to consider a request by **NELSON BERNAL** for a Minor Use Permit/Coastal Development Permit to allow the construction of a new two story, approximately 1,479 square foot home including an attached garage on an approximately 2,465 square foot lot. The project will result in the disturbance of approximately 2,465 square feet of an

approximately 2,465 square foot parcel. The project site is within the Residential Single Family land use category is located at 3307 Studio Drive, south of Bonita Avenue, in the community of Cayucos in the Estero planning area. This project is exempt under CEQA.

County File No: DRC2005-00069

Assessor Parcel Number: 064-424-024

Supervisorial District: 2

Date Accepted: March 6, 2006

Ryan Hostetter, Project Manager

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is granted based on Findings A through I in Exhibit A and subject to Conditions 1 through 11 in Exhibit A. (Document No. 2006-265)

6. This being the time set for hearing to consider a request by **DAVID BURNETT** for a Minor Use Permit/Coastal Development Permit to allow the construction of a new 528 square foot workshop/storage building, and a 420 square foot addition to an existing 1680 square foot single story residence, to total 2,100 square feet. The project will result in the disturbance of approximately 1,200 square feet of a 25,500 square foot parcel. The proposed project is within the Industrial land use category and is located at 719 Calle Bendita, south of Willow Road (Highway 1), approximately 600 feet west of Sheridan Road, within the Callendar Garrett area of the community of Nipomo. The site is in the South County (inland) planning area. This project is exempt under CEQA.

County File No: DRC2005-00147

Assessor Parcel Number: 091-351-018

Supervisorial District: 4

Date Accepted: March 20, 2006

Marsha Lee, Project Manager

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 13 in Exhibit B. (Document No. 2006-266)

7. This being the time set for hearing to consider a request by **KAYE MILLS** for a Minor Use Permit/Coastal Development Permit to allow the construction of a new two story, approximately 1,267 square foot residence with a 220 square foot attached garage on an approximately 2485 square foot lot. The project is located at 3327 Studio Drive, south of Bonita Avenue, in the community of Cayucos in the Estero planning area. This project is exempt under CEQA.

County File No: DRC2005-00130

Assessor Parcel Number: 064-424-023

Supervisorial District: 2

Date Accepted: March 9, 2006

Marsha Lee, Project Manager

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is granted based on Findings A through I in Exhibit A and subject to Conditions 1 through 11 in Exhibit B. (Document No. 2006-267)

8. This being the time set for hearing to consider a request by **DALE GUERRA** for a Minor Use Permit/Coastal Development Permit to allow an existing approximately 1,254 square foot mobile home to be used as a second farm support quarters for the existing ranch. The project will result in no additional disturbance of the approximately 323 acre parcel. The proposed project is within the Agriculture land use category and is located at 1835 Atascadero Road, approximately 2.5 miles east of the intersection of Atascadero Road and Highway 1. The site is in the Estero planning area. This project is exempt under CEQA.

County File No: DRC2005-00107

Assessor Parcel Number: 073-069-015

Supervisorial District 2

Date Accepted: February 28, 2006

Ryan Hostetter, Project Manager

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, the Minor Use Permit / Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 13 in Exhibit B. (Document No. 2006-268)

HEARING ITEMS:

9. This being the time set for **continued hearing** to consider a request by **VINEYARD CHRISTIAN FELLOWSHIP** for a Minor Use Permit/Coastal Development Permit to allow the relocation of an existing approximately 1,800 square foot single story residence from 4978 Windsor in the community of Cambria to 1633 Main Street in the community of Cambria, and remodel the structure to become a two story 3,600 square foot office for the Vineyard Christian Fellowship. The project will result in the disturbance of approximately 10,380 square feet of a 3.5 acre parcel. The proposed project is within the Commercial Retail land use category and is located at 1633 Main Street in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA. (Continued from April 7, 2006)

County File No: DRC2005-00146

Assessor Parcel Number: 013-221-029

Supervisory District 2

Date Accepted: February 28, 2006

Ryan Hostetter, Project Manager

RECOMMENDATION: Approve

Thereafter, on motion of the hearing officer, due to minor changes in the project and for further clarification to the public, this item is continued off calendar to be re-noticed, at staff's request.

10. This being the time set for hearing to consider a request by **ALAN DRESSLER and NEIGHBOR** to rename a portion of Juhl Road to **GREEN ROCK ROAD**. The site is located in the unincorporated area of the County, located at the west end of Juhl Road, South West of Templeton. The site is in the Adelaida planning area. If approved, all addressable structures with access along this road will be assigned new permanent situs addresses to Green Rock Road.

County File No: SUB2004-00287

Assessor Parcel No: 046-041-067

Supervisory District: 1

Leonard Mansell, Project Manager

RECOMMENDATION: Approve

John Hofschroer, staff, presents project. States this includes a portion of Juhl Road, which has been around a long time.

Hearing officer asks about addressable structures involved.

Mr. Hofschroer indicates there are only two owners that will be affected by the name change.

Thereafter, on motion of the hearing officer, the road name GREEN ROCK ROAD is approved to become final in 10 days if no appeal is filed, based on Findings A through E in Exhibit A. (Document No. 2006-269)

There being no further business to discuss, the hearing is adjourned at 9:12 A.M.

Respectfully submitted,
Mary Velarde, Secretary
Planning Department Hearings